

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		NEWTON RD, ARLINGTON

## OWNERSHIP

Owner 1:	O DONNELL KATHLEEN M				
Owner 2:					
Owner 3:					
Street 1:	15 NEWTON ROAD #2				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

## PREVIOUS OWNER

Owner 1:	FORSTER BARRY MICHAEL -		
Owner 2:	FORSTER LEIGH KAREN -		
Street 1:	15 NEWTON ROAD #2		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 2375 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	894,800			894,800
Total Card	0.000	894,800			894,800
Total Parcel	0.000	894,800			894,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		376.76	/Parcel: 376.76

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	880,800	0	.		880,800	880,800	Year End Roll	12/18/2019
2019	102	FV	769,300	0	.		769,300	769,300	Year End Roll	1/3/2019
2018	102	FV	678,100	0	.		678,100	678,100	Year End Roll	12/20/2017
2017	102	FV	616,400	0	.		616,400	616,400	Year End Roll	1/3/2017
2016	102	FV	504,300	0	.		504,300	504,300	Year End	1/4/2016
2015	102	FV	464,800	0	.		464,800	464,800	Year End Roll	12/11/2014
2014	102	FV	442,800	0	.		442,800	442,800	Year End Roll	12/16/2013
2013	102	FV	442,800	0	.		442,800	442,800		12/13/2012

## SALES INFORMATION

## TAX DISTRICT

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

[illegible]

	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
	Spl Credit				Total:		

apro

Database: AssessPro - FY2021

2021

Type:	99 - Condo Conv			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	2 - Conc. Block			
Frame:	1 - Wood			
Prime Wall:	4 - Vinyl			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	YELLOW			
View / Desir:				

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

BK; 19561 PG; 389 648-6111, Building Number 1.

## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	1924
Alt LUC:	
Jurisdic	G10
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	55.000000000
Name:	92 - 7050

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:	7		BR:	3		Baths:	1		HB	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	GV - Good-VG	10.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	10.8

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.09210515
Const Adj.:	0.99989998
Adj \$ / SQ:	322.139
Other Features:	64000
Grade Factor:	1.10
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1003187
Depreciation:	108344
Depreciated Total:	894842

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		7	3	0
Totals				
1		7	3	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## COMPARABLE SALES

[illegible]

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,375	322.140	765,08	
Net Sketched Area:		2,375	Total:	765,08	
Size Ad	2375	Gross Are	2375	FinArea	2375

### SUB AREA DETAIL

[illegible]

**IMAGE**

